



TO: Board of Directors
FROM: Gary Platt, Chief Financial Officer – Capital Projects
SUBJECT: Approval of Contract Amendment No. 4, 5 and 6 – McGranahan Architects
DATE: October 1, 2019
TYPE: Action Needed

Attached are three amendments to the contract for architectural services with McGranahan Architects.

Amendment No. 4 provides design, documentation, and construction phase services for a new ticket booth to replace the existing ticket booth at the Stanwood High School Grandstand facility. The original plan retained the existing ticket booth and did not require developing plans to install new utilities, fencing, and make other adjustments to meet code and site requirements. The cost of this amendment is **\$29,550**. This change was requested by the district.

Amendment No. 5 includes design, documentation, and construction phase support to redesign the guardrails at all exposed stairs in the project that were originally designed as aluminum plate panels to instead be cable railing systems. The cost of this amendment is **\$21,752**. This change was requested by the district.

Amendment No. 6 reduces the hourly additional service not-to-exceed allowance for Constructability Review by **\$6,982.50** to a revised total of \$31,087.50 which is the total amount invoiced for that service by the Consultant. The Constructability Review process is complete and no additional services will be required. This Amendment will also reduce the hourly additional service not-to-exceed amount for Temporary Phasing/Facilities by **\$3,213** to a revised total of \$127,188 which is the total amount invoiced for that service by the Consultant. This Amendment will also reduce the hourly additional service not-to-exceed allowance for Demolition Documents by **\$4,215** to a revised total of \$2,645 which is the total amount invoiced for that service by the Consultant. The documentation of demolition requirements is complete and no additional services will be required. Lastly, this Amendment will also reduce the hourly additional service not-to-exceed amount for Early Sitework by **\$2,371** to a revised total of \$100,205 which is the total amount invoiced for that service by the Consultant. The Early Sitework is complete and no additional services will be required.

The total fee reduction for this amendment is **\$16,781.50**. This reduction will partially offset the increased fee cost of Amendments 4 and 5. The net cost increase is **\$34,520.50**. This cost increase will be charged against the construction contingency account.

Recommendation:

We recommend the board **move to approve amendments to the McGranahan Architects master contract agreement as follows:**

Amendment No. 4 – Stadium ticket booth design revision fee increase in the amount of \$29,550

Amendment No. 5 – New Stanwood High School stair rail revision fee increase in the amount of \$21,752

Amendment No. 6 – Fee allowance reductions for constructability review, temporary phasing/facilities, demolition documents, and early site package (work done in Ph 1) in the total amount of \$16,781.50.

AMENDMENT NO. 4 – TICKET BOOTH DESIGN AND DOCUMENTATION

**AN AMENDMENT TO THE AGREEMENT BETWEEN THE STANWOOD-CAMANO SCHOOL DISTRICT
AND McGRANAHAN ARCHITECTS FOR PROVIDING ARCHITECTURAL SERVICES RELATED TO THE
NEW STANWOOD HIGH SCHOOL**

I.

This Amendment No. 4 to the Agreement for providing Architectural Services related to the new Stanwood High School, dated June 15, 2017, (the "Agreement") by and between the Stanwood-Camano School District (the "District") and McGranahan Architects (the "Consultant") is dated this 18TH day of September 2019.

II.

The services to be provided by the Consultant under this Amendment include providing design, documentation and construction phase services for a new ticket booth to replace the existing ticket booth at the Stanwood High School Grandstand facility. The scope of services will as described in the attached letter of proposal from McGranahan Architects dated September 17, 2019.

III.

The fee for the work authorized by this Amendment will be a lump sum amount of \$29,550.

IV.

Except as specifically modified or amended by this Amendment, all other terms and conditions of the Agreement, including any amendments thereto, remain unchanged.

McGRANAHAN ARCHITECTS

STANWOOD-CAMANO SCHOOL DISTRICT

By: _____
Christopher J. Lilley, AIA
Principal

By: _____
Jean Shumate, Ed. D.
Superintendent

September 17, 2019

Liz Jamieson, Director Capital Projects
Stanwood – Camano School District
26920 Pioneer Hwy
Stanwood, WA 98292

Re: Additional Service Request for Ticket Booth Replacement - REVISED

Dear Liz,

We respectfully submit this revised request for additional services for design services related to replacing the existing ticket booth at the Stanwood Highschool Grandstand facility. The scope of the project is as follows:

- Demolition of the existing wood framed ticket booth.
- Construction of a single building, as shown in the attached sketch, with (1) HM door and four ticket windows (two on the front and one on each side).
- The exterior walls will be single-wythe CMU with no interior furring or insulation. There will be a polycarbonate clerestory band at the top of the walls.
- Roof construction will be a single-ply membrane over plywood, T&G wood decking and glulam beams. Since the building is not heated we are not proposing to insulate the roof deck.
- The building will not be heated or ventilated and no water or sanitary sewer will be provided.
- Electrical scope will include power, data and lighting.
- Site work will be limited to grading and asphalt paving in the general vicinity of the booth, and a storm water connection for roof drains. There will be no landscape improvements included. Fencing modifications area already included in the main project.

The proposed scope of services includes:

- 1) Preparation of construction documents, including architectural, structural and electrical design. This also includes time already expended working with Cornerstone and the District to determine the appropriate scope and budget for the project.
- 2) Preparing revised grading and drainage plans for the area around the new ticket booth.
- 3) Preparation of a Proposal Request to submit to Cornerstone for pricing.
- 4) Reviewing pricing as provided by Cornerstone. (Note: cost Estimating is excluded).
- 5) Permit submittal and coordination with the City of Stanwood. It is assumed no other jurisdictions will be required to review the project.
- 6) Construction phase services. It is assumed the ticket booth will be constructed within the same schedule as the main high school.
- 7) Mechanical, Plumbing, and Fire Protection Engineering are excluded as the code does not require projects of this size to have these systems installed.
- 8) Abatement investigation and documentation is excluded. Abatement documents provided by the District's consultant will be incorporated into our document set as a separate discipline.

In our original proposal we had assumed that the new ticket booth would be very similar to a ticket booth we designed for Oak Harbor. That would have minimized work required for design and documentation for our office (our consultants would still have been starting from scratch). The preliminary cost proposal

Liz Jamieson
September 17, 2019
Page 2

from Cornerstone for that design was too high so we spent the next several weeks exploring alternatives to reduce the cost. We ultimately settled on a design that is dissimilar to Oak Harbor in configuration and materials. As such the efficiency we had hoped to gain in design was lost. Nonetheless, this revised proposal is intended to be as efficient as possible while still meeting the standard of care.

We propose to complete the above work for a lump sum fee of **\$29,550**. A fee breakdown is attached which shows our anticipated level of effort along with our consultants' fees.

I hope this proposal meets with your approval. We are ready to proceed as soon as we are authorized by the District. If you need any further information or would like to discuss any aspect of this proposal, please do not hesitate to call.

Sincerely,
McGranahan Architects



Christopher J. Lilley, AIA
Principal in Charge

SHS Ticket Booth

Stanwood-Camano School District

mcgARC Project # 1426.006

Updated September 17, 2019

	McGRANAHAN						CONSULTANTS					Total
	PIC	PM	CA	Intern	Admin	Subtotal	Civil	Structural	Elec	Mech	Mark Up	
Staff Hourly Rate	\$210	\$145	\$150	\$100	\$70	Fee					10%	
Services												
Scope Exploration / Confirmation	2		4	24		30						
Construction Documents	4	8		50		62	\$3,000	\$3,500	\$4,000			
Permit Submittal and Coordination		6				6						
PR prep and review			3			3						
Construction Admin			16			16	\$1,000	\$600	\$1,000			
Project Management / QC	2	4				6						
Subtotal Hours	8	18	23	74	0	123						
Subtotal Fee	\$1,680	\$2,610	\$3,450	\$7,400	\$0	\$15,140	\$4,000	\$4,100	\$5,000	\$0	\$1,310	\$29,550

AMENDMENT NO. 5 – REDESIGN OF STAIR RAILINGS

**AN AMENDMENT TO THE AGREEMENT BETWEEN THE STANWOOD-CAMANO SCHOOL DISTRICT
AND McGRANAHAN ARCHITECTS FOR PROVIDING ARCHITECTURAL SERVICES RELATED TO THE
NEW STANWOOD HIGH SCHOOL**

I.

This Amendment No. 5 to the Agreement for providing Architectural Services related to the new Stanwood High School, dated June 15, 2017, (the "Agreement") by and between the Stanwood-Camano School District (the "District") and McGranahan Architects (the "Consultant") is dated this 18th day of September 2019.

II.

The services to be provided by the Consultant under this Amendment include design, documentation and construction phase support to redesign the guardrails at all exposed stairs in the project that were originally designed as aluminum plate panels to instead be cable railing systems.

III.

The fee for the additional work authorized by this Amendment will be a lump sum amount of \$21,752.

IV.

Except as specifically modified or amended by this Amendment, all other terms and conditions of the Agreement, including any amendments thereto, remain unchanged.

McGRANAHAN ARCHITECTS

STANWOOD-CAMANO SCHOOL DISTRICT

By: _____
Christopher J. Lilley, AIA
Principal

By: _____
Jean Shumate, Ed. D.
Superintendent

September 17, 2019

Liz Jamieson, Director Capital Projects
Stanwood – Camano School District
26920 Pioneer Hwy
Stanwood, WA 98292

Re: Additional Services for Stair Guardrail Redesign

Dear Liz,

We respectfully submit this request for additional services for design services related to redesigning the guardrails at the interior stairs at Stanwood High School. The guardrails at all the free-standing, publicly accessible stairs on the project were originally designed with perforated, aluminum plate guardrails. During construction the District asked to have the guardrails changed to a cable rail system, similar to that which was designed for the guardrails at the hallway overlooking the Commons.

At the time the District requested the change the stair shop drawings had already been processed and approved by the design team and the stairs themselves were being delivered to the site. Cornerstone informed us that the shop drawings for the guardrails were in the process. To avoid additional cost impacts from Cornerstone on July 3, 2019 the District directed the design team to proceed with redesigning the rails as quickly as possible.

The revisions to the drawings proved to be much more complicated than it appeared on the surface. The change impacted six major stairways, each with unique configurations, layouts, and railing conditions. Guardrails are a life/safety component of the building so a higher level of scrutiny is required. The stairs were already fabricated so modifying the stair to make the guardrail work in a typical manner was not an option. We needed to develop a detail that worked around the existing stair structure but still met code (for example eliminating triangular gaps between each tread and riser that were covered by the original plates but not the cable rail). In the original design the aluminum plate wrapped around the underside of the stairs and covered the exposed steel structure. Those conditions had to be redesigned as drywall soffits, which again, each had different configurations. What we originally projected to be a 60 hour exercise took 150 hours of work. A summary of the labor expended is attached. We also needed a few hours of consultation with our structural engineer to ensure the top rail could accommodate the force from the cable rails without deflecting.

The drawings were submitted to Cornerstone for pricing back on August 8. We are awaiting their cost proposals. As we move forward we will still need to submit the change to the City of Stanwood for their approval. We had not yet processed the railing shop drawings so the remainder of our construction phase services related to the railing will remain unchanged.

Liz Jamieson
September 17, 2019
Page 2

Our proposed fee for this redesign effort is as follows:

▪ Work expended to date to document the change:	\$ 20,652
▪ PCS design review:	\$ 500
▪ Permit submittal and coordination (4 hours at \$150):	<u>\$ 600</u>
▪ Total:	\$ 21,752

It is unfortunate that the change had to be made during construction but I am glad the District raised the concern when they did, rather than after the project was complete. In the long run the District will be much happier with the revised design. If you need any further information or would like to discuss any aspect of this proposal, please do not hesitate to call.

Sincerely,
McGranahan Architects



Christopher J. Lilley, AIA
Principal in Charge

Project Detail

Wednesday, September 18, 2019

10:30:14 AM

McGRANAHAN ARCHITECTS

Job-to-Date through 9/30/2019

Show Unposted

	Total Hours	Billing
--	------------------------	----------------

Project Number: 1426.005 STANWOOD HS - STAIR REVISIONS

Phase Number: 00036 Changes During CA

Task Number: 000 Architectural

Labor and Overhead

279 BOLTON, BLAKE	23.00	4,830.00
319 BROBACK, STEVE	4.00	600.00
438 SCHAEFER, DUSTIN	91.00	10,465.00
482 BLACK, STEPHEN	6.00	870.00
490 BISSEN, MATTHEW	1.50	255.00
485 MYLES, GLENN	23.00	3,392.50
522 MORE, ROBERT	1.50	240.00
Total for Labor and Overhead	150.00	20,652.50
Total for 000	150.00	20,652.50
Total for 00036	150.00	20,652.50
Total for 1426.005	150.00	20,652.50

AMENDMENT NO. 6 – FEE ADJUSTMENTS

AN AMENDMENT TO THE AGREEMENT BETWEEN THE STANWOOD-CAMANO SCHOOL DISTRICT AND McGRANAHAN ARCHITECTS FOR PROVIDING ARCHITECTURAL SERVICES RELATED TO THE NEW STANWOOD HIGH SCHOOL

I.

This Amendment No. 6 to the Agreement for providing Architectural Services related to the new Stanwood High School, dated June 15, 2017, (the "Agreement") by and between the Stanwood-Camano School District (the "District") and McGranahan Architects (the "Consultant") is dated this 18th day of September 2019.

II.

This Amendment will **reduce** the hourly additional service not-to-exceed amount for **Constructability Review** by \$6,982.50 to a revised total of \$31,087.50 which is the total amount invoiced for that service by the Consultant. The Constructability Review process is complete and no additional services will be required.

III.

This Amendment will also **reduce** the hourly additional service not-to-exceed amount for **Temporary Phasing/Facilities** by \$3,213 to a revised total of \$127,188 which is the total amount invoiced for that service by the Consultant. The documentation of temporary facilities is complete and no additional services will be required.

IV.

This Amendment will also **reduce** the hourly additional service not-to-exceed amount for **Demolition Documents** by \$4,215 to a revised total of \$2,645 which is the total amount invoiced for that service by the Consultant. The documentation of demolition requirements is complete and no additional services will be required.

V.

This Amendment will also **reduce** the hourly additional service not-to-exceed amount for **Early Sitework** by \$2,371 to a revised total of \$100,205 which is the total amount invoiced for that service by the Consultant. The Early Sitework is complete and no additional services will be required.

V.

Except as specifically modified or amended by this Amendment, all other terms and conditions of the Agreement, including any amendments thereto, remain unchanged.

McGRANAHAN ARCHITECTS

STANWOOD-CAMANO SCHOOL DISTRICT

By: _____

Christopher J. Lilley, AIA
Principal

By: _____

Jean Shumate, Ed. D.
Superintendent